

03 April 2017



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Dear Sirs,

Submission of Application to discharge conditions 3, 5, 10 and 11 of Planning Permission 2016/1808/P at 73 – 75 Avenue Road, London, NW8 6JD.

I have been instructed by the owner of the above site to submit an application to discharge conditions 3, 5, 10, 11 of planning permission 2016/1808/P. The following development was approved on 16 May 2017:

Demolition of existing building and pool house to provide two new detached single-family dwelling houses with subterranean basement storeys, formation of new access and hard and soft landscaping (Class use C3)

A total of 13 conditions were added to the permission, and this application seeks to discharge the following conditions:

Condition 3. The substructure of the development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of the substructure of the development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Condition 5. The relevant part of the development shall not take place until full details of hard and soft landscaping, new planting scheme to adequately mitigate the removal of tree (T2) and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Condition 10. No dwelling hereby approved shall be occupied until a lifetime maintenance plan demonstrating how the sustainable drainage system as approved (Flood Risk Assessment, Heyne Tillet Steel ref. 1247/B dated 24.3.2016 and Surface Water Management Strategy Layout) will be maintained is submitted to and approved in writing by the local planning authority. The sustainable drainage system as approved (as detailed above) shall be installed as part of the development to include all proposed flood risk reduction measures and to achieve a minimum 50% reduction in run off rate for all flood events up to and including the 1 in 100 yr 6 hour event with an allowance for climate change.

11. Prior to occupation of the development, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Accordingly, please find enclosed the following information:

Condition 3

- Confirmation of the appointment of Heyne Tillett Steel Structural Engineers, including details of the persons assigned to the project and their individual qualifications;

Condition 5

- Landscaping details, plans and analysis, prepared by Bowles and Wyer inclusive of
 - Landscape Masterplan;
 - Front and Rear Drainage Falls and Channel;
 - Substation/Condenser screener;
 - Materials pallette;
 - Planting moodboard
 - Letter from Landmark Trees confirming the mitigation planting to replace Tree T2

Condition 10

- Drainage Systems Management and Maintenance Plan prepared by Heyne Tillett Steel

Condition 11

- Waste design, location and route plan prepared by TFF Architects Ltd

The required application fee of £97.00 will be paid directly by the applicant.

I trust that the enclosed is sufficient to discharge conditions 3, 5, 10 and 11 of permission 2016/1808/P. Should you require any additional information then please do not hesitate to contact me.

Yours faithfully,

Ros Graham
Associate